



TEXAS
PARKS &
WILDLIFE



November 17, 2015 Pre-Submittal Conference

Project No. 127436 – Professional Design Services for Beachside Re-Development at Galveston Island State Park

INTRODUCTIONS AND SIGN IN

Although this is not a mandatory meeting, please ensure that a representative of your company signs the list so that we may have a record of your attendance.



GENERAL INFORMATION

- **Single Point of Contact** during the solicitation and award period: Kim Shelton, Contract Manager, TPWD
- All **questions** should be submitted in writing (Email preferred) by close of business, December 3, 2015.

SUBMITTAL REQUIREMENTS

GENERAL INFORMATION

- Late responses will be returned “unreviewed”
- Provide one (1) original response and six (6) identical copies
- Provide one (1) digital copy on a CD/DVD in ADOBE™ PDF format

GENERAL INFORMATION

- Addenda:
 - Clarifications or interpretation of the RFQ that materially affect or change the requirements
 - Posted on the TPWD website and Electronic State Business Daily.
- Respondent shall acknowledge receipt of all addenda in the space provided in 3.7 – EXECUTION OF RESPONSE, PAGE 18 OF 21 IN THE RFQ.
- It is the responsibility of the Respondent to obtain information regarding addenda in a timely manner.

SOLICITATION MILESTONES

The schedule provided in the solicitation is for general planning purposes only. This schedule is subject to change.

SOLICITATION MILESTONES

- RFQ Issued October 28, 2015
- Pre-submittal Conference 10:30 AM November 17, 2015
- **Requested Date for Submission of Questions December 3, 2015**
- **Qualifications Due from Respondents 2:00 PM December 17, 2015**
- Evaluation of Qualifications December 18, 2015 through January 8, 2016
- Notification to Selected Firms
of Oral Presentation with Owner January 15, 2016
- Oral Presentations January 28th and January 29th, 2016
- Notification to Top Ranked Firm
& Request for Fee Proposal February 2, 2016
- Fee Proposal & Insurance Due February 12, 2016
- Negotiation of Fee Proposal February 12, 2016 - February 23, 2016
- Notice of Intent to Award March 16, 2016
- Contract Award and Notice to Proceed March 24, 2016

SUBMISSION OF RESPONSE

Statement of Qualifications (SOQ): Submit **one (1) original and six (6)** identical copies of the SOQ.

Respondent must indicate which submitted Response is the original. **Submit one digital copy of the SOQ on a CD/DVD in ADOBE® PDF format.**

Evaluation Criteria is identified in Section 3 of the RFQ. All requested information to be complete, legible, and submitted in accordance with Section 4 of RFQ.

SUBMISSION OF RESPONSE

HUB Subcontracting Plan (HSP): Submit one (1) original and **one (1)** identical copy of the HSP described in Section 1.13 **as a separate attachment to the Response.** Respondent must indicate which submitted HSP is the original.

Submit one digital copy of the HSP on a CD/DVD in ADOBE® PDF format.

EVALUATION OF RESPONSES

CRITERIA	Maximum Points Value
Criteria 1: Respondent's statement of qualifications and availability of Prime Firm and proposed Consultant(s) to undertake the Project	10
Criteria 2: Prime firm's responsibility and stability	10
Criteria 3: Proposed Team's ability to provide design, bidding, and limited construction administration services	15
Criteria 4: Respondent's performance on past representative projects. Sub-criterion are weighted as follows to total 55 possible points: 3.5.1 Representative projects – 35 points 3.5.2 References – 20 points	55

EVALUATION OF RESPONSES

CRITERIA	Maximum Points Value
Criteria 5: Respondent's knowledge of best practices	10
SUBTOTAL	100
Oral Presentation (Refer to 1.7.2)	30
TOTAL POSSIBLE POINTS	130

EXHIBITS TO THE RFQ

- 5.1 Galveston Island State Park Master Plan and Galveston Island State Park Beachside Redevelopment Individual Permit

EXHIBITS TO THE RFQ

5.2 HUB Subcontracting Plan & Certified HUB Vendor List

Texas Parks and Wildlife Department has determined that subcontracting opportunities are probable in connection with this procurement solicitation. Therefore, a HUB Subcontracting Plan (HSP) is required as a part of the Respondent's Response. The Respondent shall develop and administer a HSP as a part of the Respondent's Submittal in accordance with TPWD policy. **For questions and assistance, contact TPWD HUB Staff at 512/389-4784**

OR hub@tpwd.texas.gov .

An instructional video, Microsoft Word® documents and PowerPoint® presentation can be located at:

[HTTP://TPWD.TEXAS.GOV/BUSINESS/BIDOPS/HUB/hsp/INDEX.PHTML](http://TPWD.TEXAS.GOV/BUSINESS/BIDOPS/HUB/hsp/INDEX.PHTML)
<http://www.tpwd.state.tx.us/business/bidops/hub/HSP/index.phtml>

Handouts are also available at the check-in table.



EXHIBITS TO THE RFQ

5.3 Owner's Insurance Requirements

- The highest ranked firm will be required to submit all required insurance coverage, including all required endorsements with its “Schedule of Applicable Rates.”
- TPWD highly recommends that Respondents provide this exhibit to its Insurance Carrier prior to submitting a response.

EXHIBITS TO THE RFQ

5.4 DRAFT Professional Services Agreement

- Review the Terms and Conditions of the contract carefully.
- This is a DRAFT and is subject to modifications at the sole discretion of TPWD

Design & Construction Schedule

Phase 1

- Pre-Design 3 months
- Schematic Design 3 months

Phase 2

- Design Development 3 months
- Construction Documents 9 months
- Bidding and Award 6 months
- Construction 24 months
- Post Construction 4 months

Project Contacts

Kim Shelton, CTPM / CTCM

Contract Manager

(single point of contact during the solicitation and award period)

Trey Goodman

Galveston Island State Park Manager

William Barbee, Architect

Design Manager

Jeff Johnson, RLA, PMP

Project Manager



Since 2008 at Galveston Island State Park...

- Massive clean-up & recovery
- Re-established camping, day use, utilities...

- Temporary beachside HQ
- Renovated bayside historical residences, now for rent...



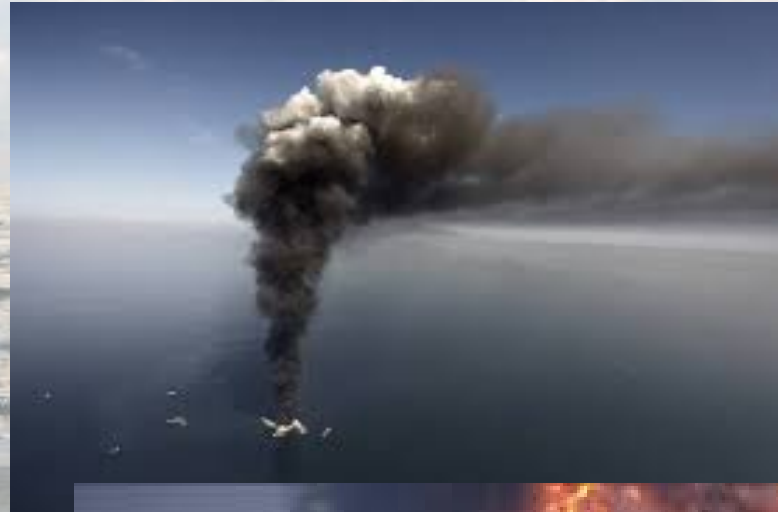
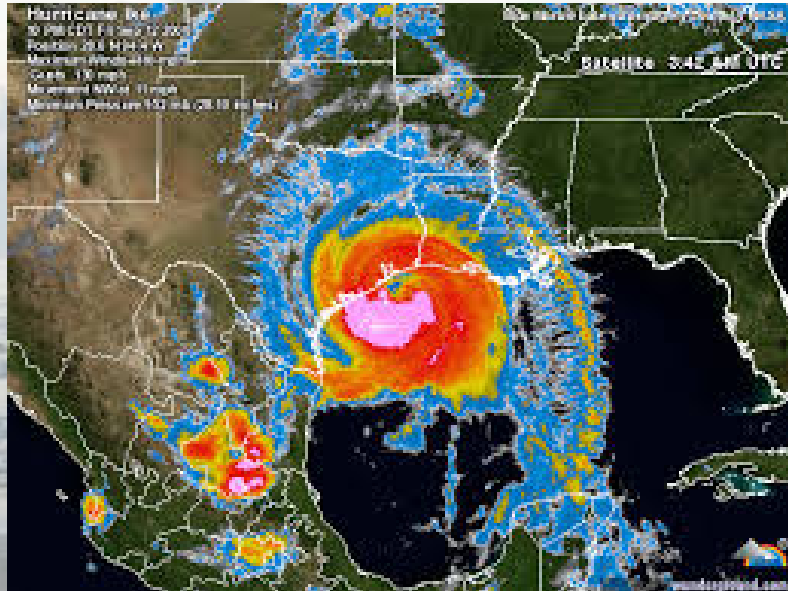
Since 2008 at Galveston Island State Park...



- New bayside staff residences
- Replace bayside maintenance bldg.
- New bayside restrooms
- New beachside restrooms, etc.



an opportunity to recover...



Funding Sources

BP Deepwater Horizon
Civil Penalty Funds...

TXDOT Funds...

Texas Legislative Funds...
\$18m

Winning the rushing battle key to pass-heavy Wildcats' success » **A7**

GALVESTON COUNTY

THE DAILY NEWS

Wednesday, October 15, 2014

Texas' Oldest Newspaper



Publishing Since 1842

galvnews.com

\$1

\$10M restoration project



More than \$10 million from Natural Resources Damage Assessment restoration projects funds will go toward upgrades at Galveston Island State Park. Park officials plan to increase the

number of campsites, add dune walkovers, a new park headquarters and a new day-use site along with other upgrades. Photos by JENNIFER REYNOLDS/The Daily News

Galveston County dips into BP restoration funds

By **CHRISTOPHER SMITH GONZALEZ**
The Daily News

Restoration projects totaling \$18 million are coming to Texas as a result of the BP Deepwater Horizon oil spill, and much of the money will be spent in Galveston County.

Five Texas projects were announced in the latest round of restoration funding, and the largest is approximately \$10.7 million for upgrades at Galveston Island State Park.

Park officials say the project will increase accessibility to the park while helping protect some of the park's natural areas. The project includes increasing the number of campsites, a new headquarters, new day-use site and equestrian facilities, among other upgrades.

Construction will likely begin in 2017, said Trey Goodman, superintendent of the Galveston Island State Park.

"We're ready for it," Goodman said.

See restoration | **A4**



McMorris to Maxwell: 'You will screw up'

By **JOHN WAYNE FERGUSON**
The Daily News

» **GALVESTON**

District 3 Councilman Ralph McMorris carried a message into interim City Manager Brian Maxwell's office on Tuesday morning.

In the midst of the council's search for a new permanent city manager, McMorris told Maxwell during a meeting in the city

See letter | **A3**



galvnews

Go to galvnews.com for a copy of the letter from Ralph McMorris to Brian Maxwell.

Chief John Hamm voted head of police department

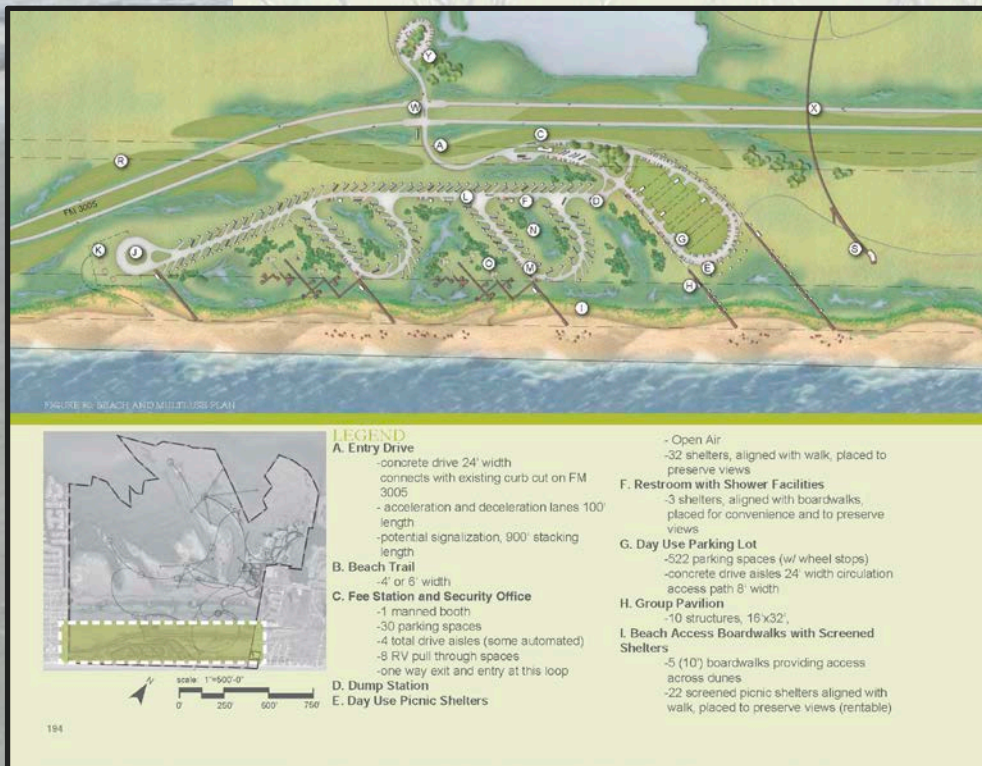
By **ALEX MACON**
The Daily News

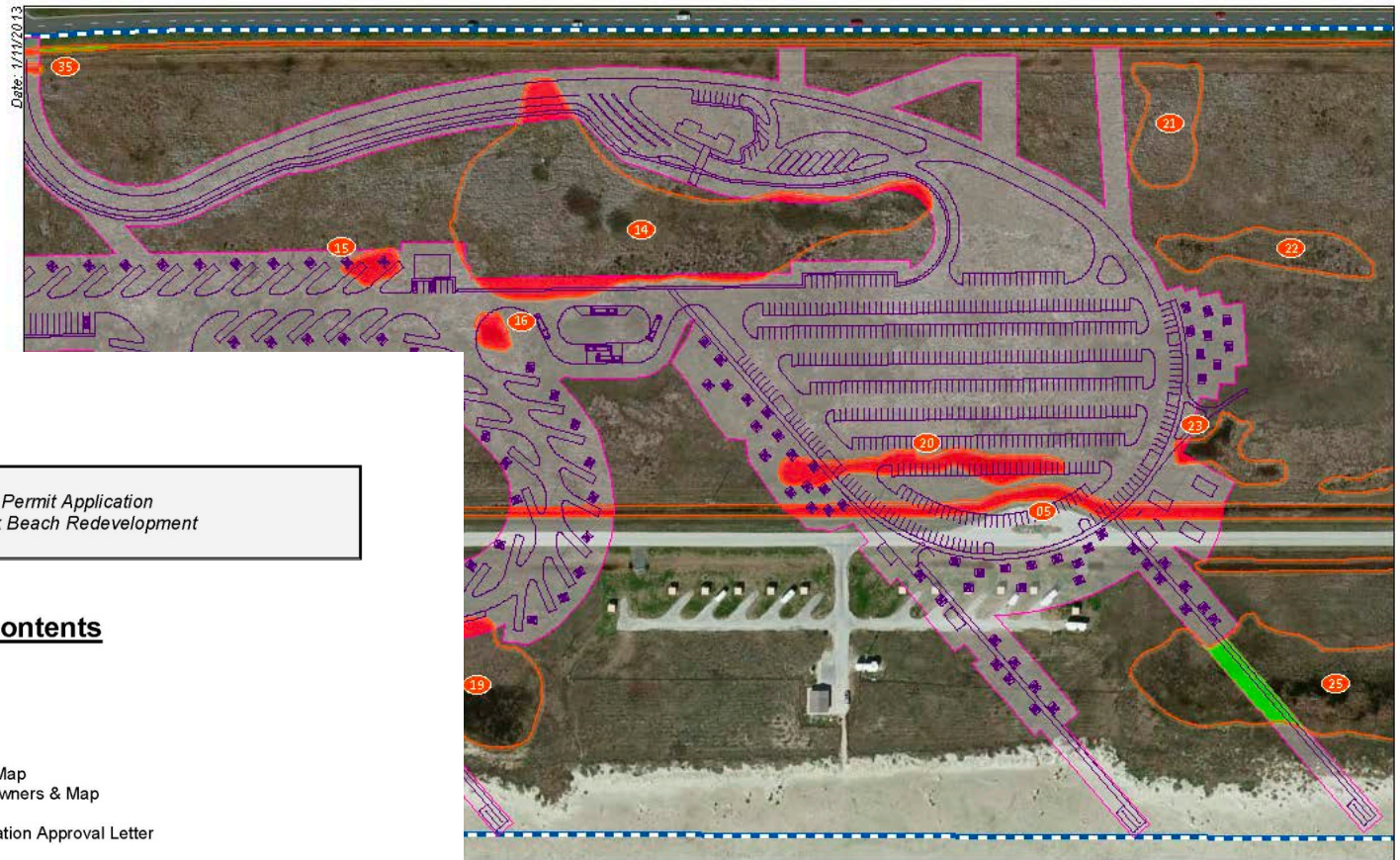
» **HITCHCOCK**

City commissioners voted unanimously Tuesday to name interim Chief

Design Background

GALVESTON ISLAND STATE PARK MASTER

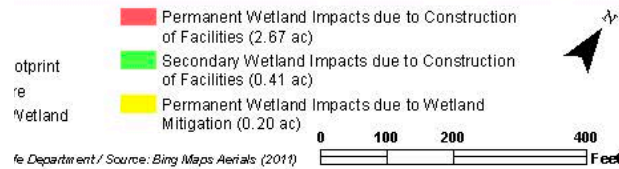




Section 404 Individual Permit Application
Galveston Island State Park Beach Redevelopment

Table of Contents

Section 1	ENG Form 4345
	<i>Attachment A: Vicinity Map</i>
	<i>Attachment B: Plans</i>
	<i>Attachment C: Wetland Impacts & Map</i>
	<i>Attachment D: Adjacent Property Owners & Map</i>
Section 2	Preliminary Jurisdictional Determination Approval Letter
Section 3	TCEQ Tier I Water Quality Checklist Certification
Section 4	Coastal Zone Consistency
	<i>Attachment A: Enforceable Policies</i>
	<i>Attachment B: Site Plan Showing Wetland Impacts</i>
Section 5	Cultural Resources
Section 6	Threatened, Endangered, and Rare Species Habitat Assessment
	<i>Appendix A: Figures</i>
	<i>Appendix B: Photo Log</i>
	<i>Appendix C: Previous GISP USFWS Documentation</i>
Section 7	Alternatives Analysis
	<i>Appendix A: Figures</i>
	<i>Appendix B: Agency Coordination</i>
Section 8	Mitigation Plan
	<i>Appendix A: Figures</i>
	<i>Appendix B: Photo Log</i>
	<i>Appendix C: Plans</i>



Galveston Island State Park
Beach Redevelopment

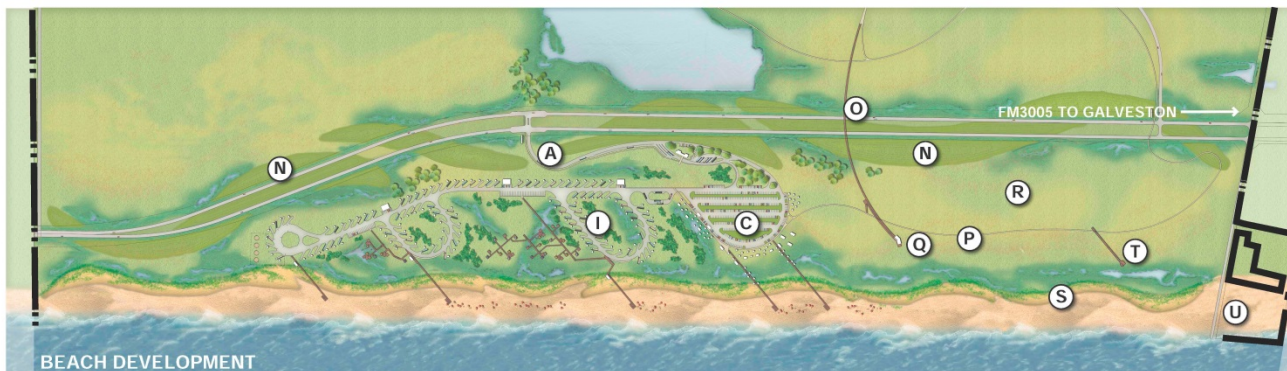
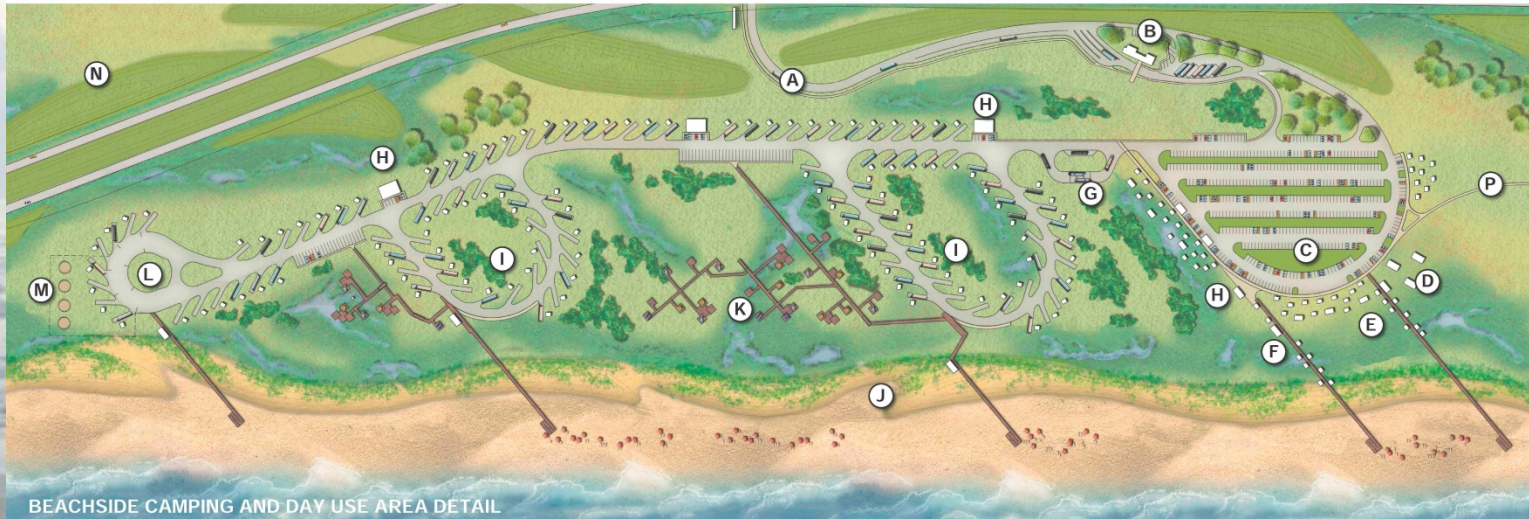
ENG FORM 4345 (Block 22)
WETLAND IMPACTS

Attachment C-3



Galveston Island State Park 2013 Beach Development

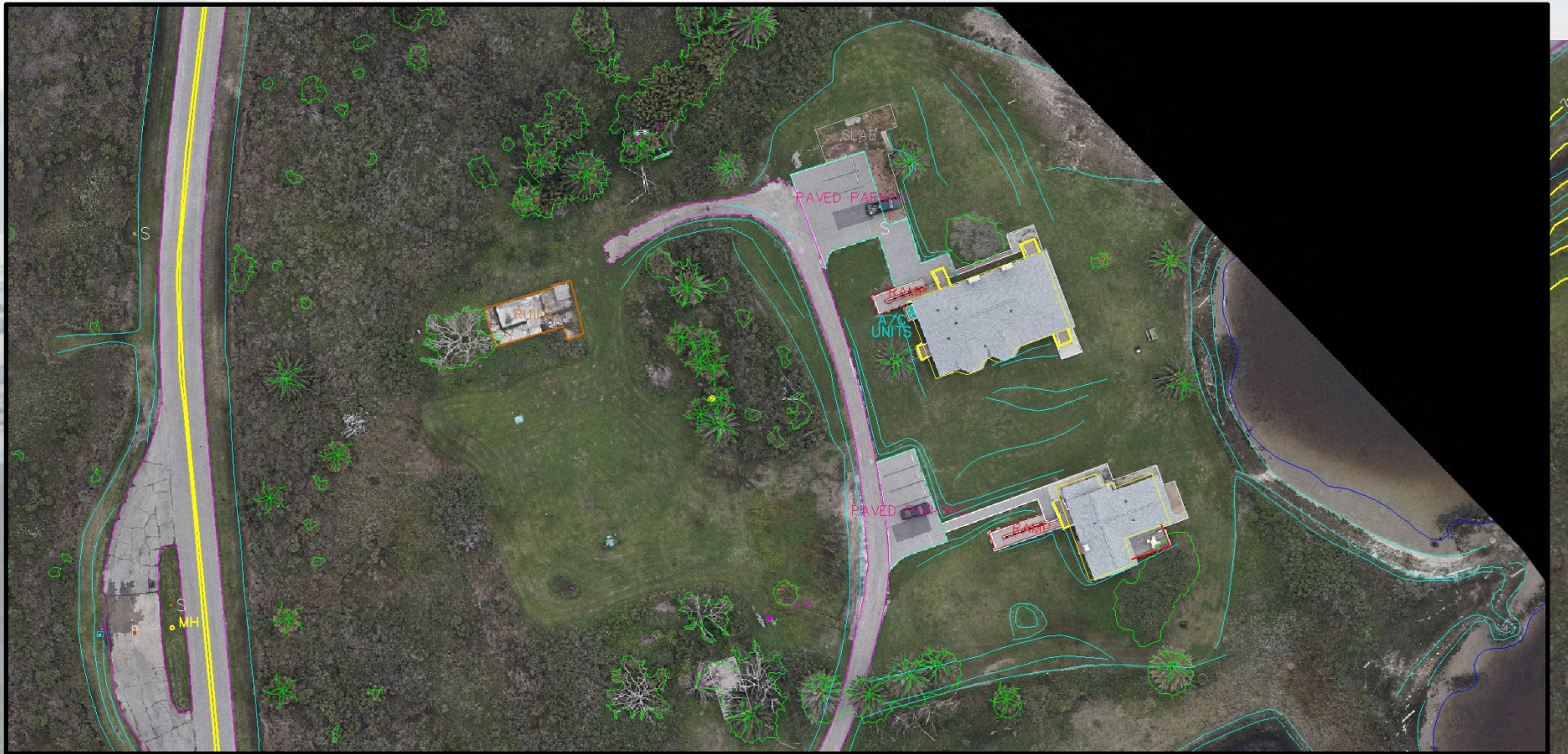
- A. Entry Drive
- B. Fee Station and Security Office
- C. Day Use Parking
- D. Group Pavilions
- E. Day Use Picnic Shelters
- F. Beach Access Boardwalks with Screened Shelters
- G. Dump Station
- H. Restrooms with Shower Facilities
- I. Multi-Use Campsites
- J. Primitive Beach Tent Camping
- K. Tent Camping Platforms
- L. Seasonal Horse Trailer Parking and Camping
- M. Horse Corral Pens
- N. Buffer Dune Zone
- O. Pedestrian Overpass
- P. Secondary Nature Trail
- Q. Transect Trail and Overlook Point
- R. Restored Interdunal Zone
- S. Restored Dunefield Zone
- T. Beach-Side Outdoor Classroom
- U. Public Beach Access (Vehicular)



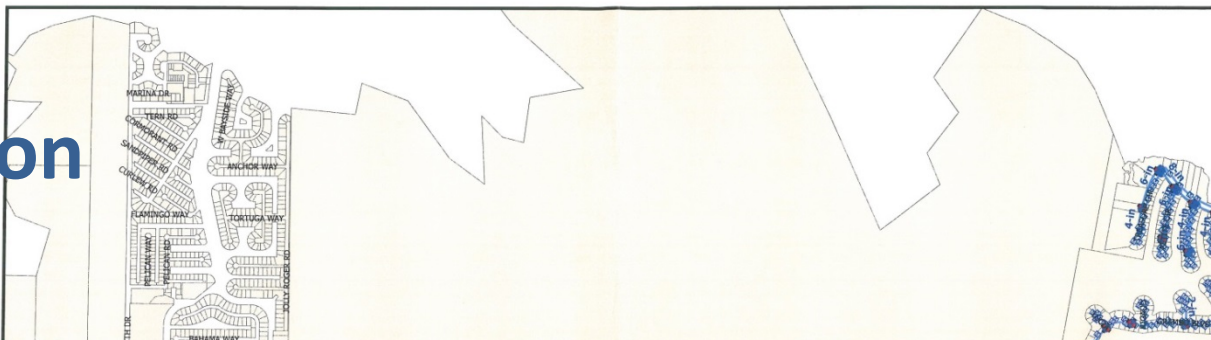
Owner Provided Information

- Master Plan (2011)
- Environmental Permits (2013)
- Site Survey (2015) (to the awarded firm)
 - High resolution digital LIDAR survey
 - Produced for this project, on South Central Texas State Plane Coordinate System
 - Digital orthophoto imagery at 3" pixel resolution, 25+ points / sq. meter
 - Covers the entire park and periphery
 - 1' contours, 0.115' vertical accuracy, ground-truthed

Site Survey



Utility Coordination



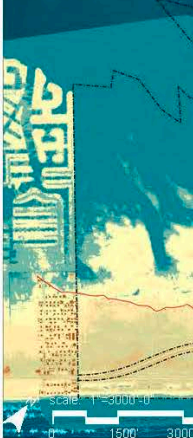
Site Challenges

Future storms...



As the ecological analysis progressed, the planning team concurrently wrote a white paper on

LEGEND

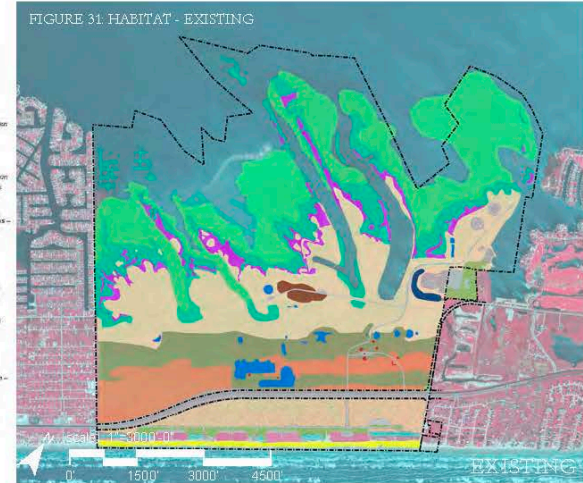


FIGURE



84

The Projected Habitat map is derived from the Projected Sea Level Rise data described previously and the existing relative position of habitat types in the landscape. This map uses the moderate projected sea level rise and estimated shoreline erosion data to evaluate and predict future locations of vegetation communities/and natural habitats based on the changes in shoreline position and relative elevation. This dataset not only incorporates the changes in sea level rise and shoreline erosion but it also incorporates estimates of vertical sediment accretion rates of 0.125 m for low marsh, 0.0625 m for salt flats, and 0.05 m for high marsh vegetation/habitat communities over a 50 year period. These estimates are based on research by Dr. Rusty Feagin from Texas A & M University.

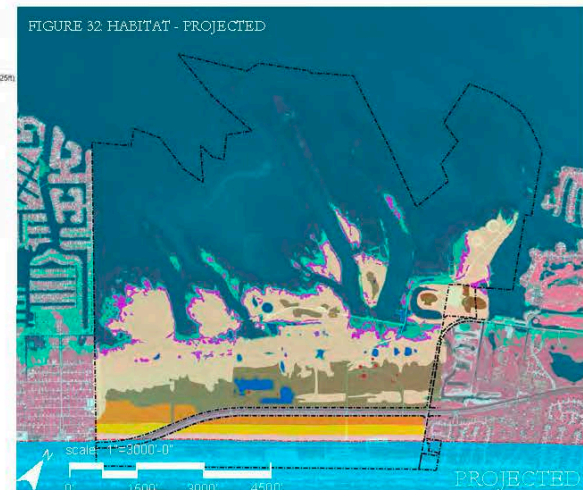
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LEGEND

- Park Boundaries
- Projected 2000 Shoreline Position
- Projected 50yr Baywide Water
- Gulfwide Projected Moderate Erosion Shoreline (625ft)

50 Year Projected Habitat Cover

- Freshwater/Brackish Pond
- Future Beach
- Future Dune Field
- High Brackish Marsh
- Salt Marsh/Low Marsh
- Oak Mote
- Saline Prairie
- Salt Flat
- Strand Prairie
- Tidal Pond
- Upland

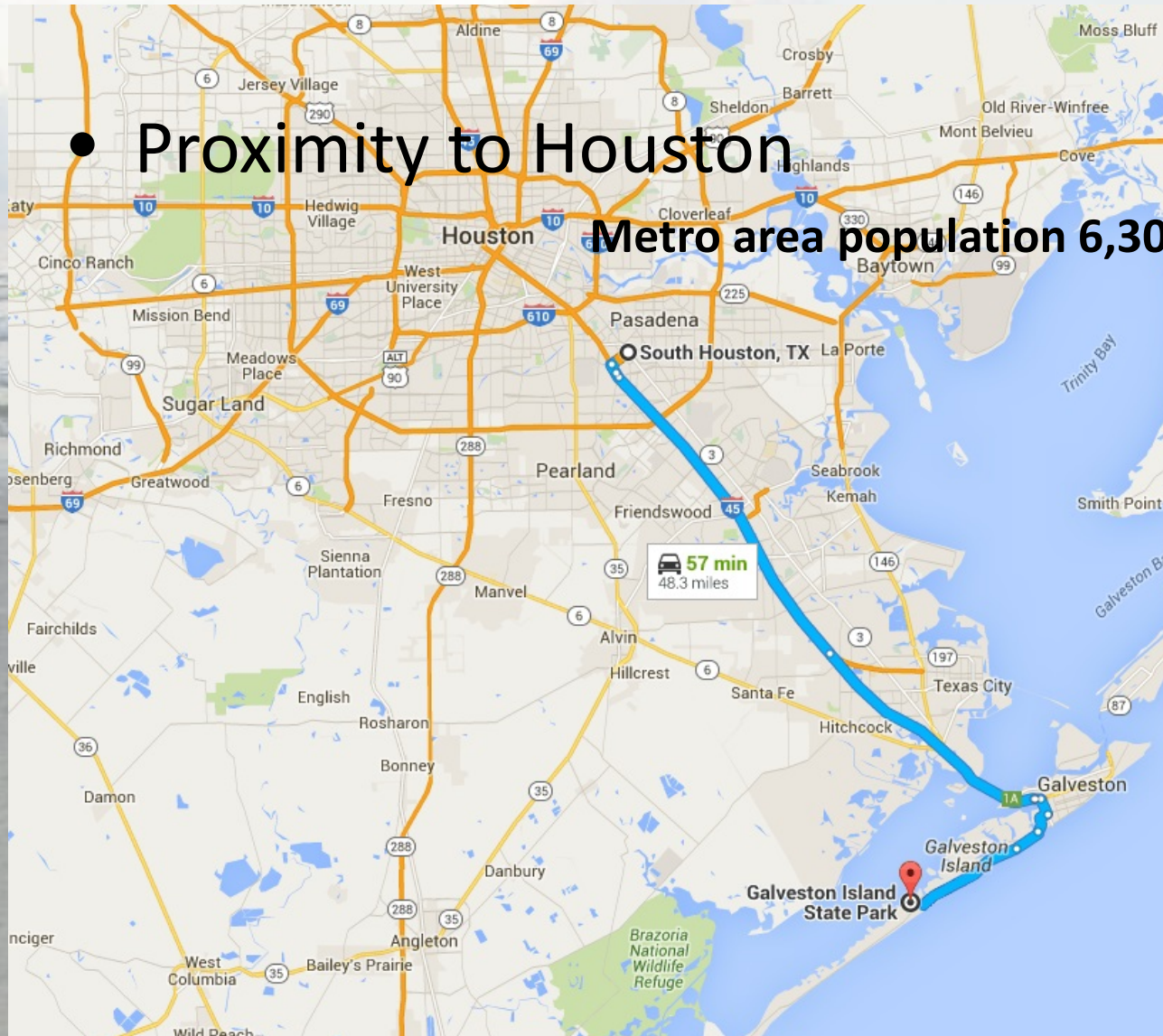


Drainage challenges...



Location & design opportunities...

- Proximity to Houston
- 
- A map of the Houston area showing major highways like I-10 and I-610. Labels include Hedwig Village, Houston, Cloverleaf, Highlands, Mont Belvieu, and Cove. A large black box at the bottom right contains the text "Metro area population 6,300,000".
- Metro area population 6,300,000



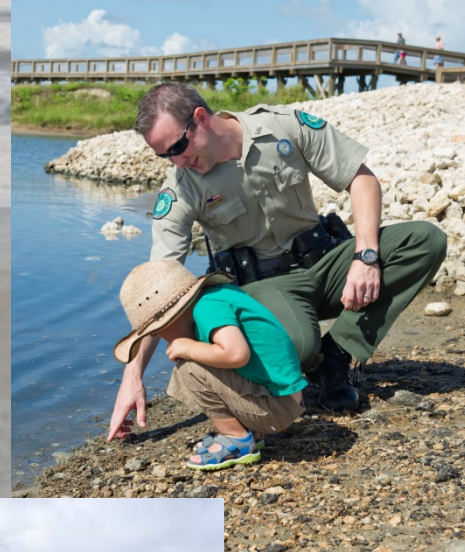
Location & design opportunities...

- Proximity to Houston

Metro area population 6,300,000+

- Clean slate...
- Elevate the TPWD brand
 - Ecological showcase
 - Wayfinding opportunities
 - Great design!
 - Encourage diversity of users...

User Diversity



User Diversity



Thank you
for your interest



QUESTIONS?

REMINDER: Questions submitted in writing by the deadline stated in the RFQ (December 3, 2015) will be answered by Addendum.

Kim Shelton – Contract Manager

kim.shelton@tpwd.texas.gov

512/389-4695

Information provided by anyone other than published point of contact (Kim Shelton) is non-binding





TEXAS
PARKS &
WILDLIFE